

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Village Crest Apartments Laundry / Gym Addition Amended Site Plan

**MEETING DATE:** February 5, 2024

**ACCOUNT NUMBER:** 24-3489

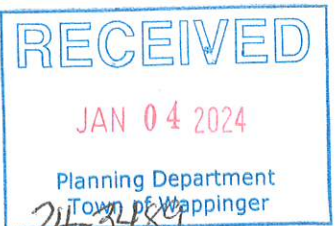
**DATE PREPARED:** January 18, 2024

  X   SITE PLAN         SPECIAL USE PERMIT         SUBDIVISION

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

  1   TOWN FILE  
  7   TOWN OF WAPPINGER PLANNING BOARD  
  1   ENGINEER TO THE TOWN  
  1   PLANNER TO THE TOWN  
  1   ATTORNEY TO THE TOWN  
  1   HIGHWAY SUPERINTENDENT  
  1   FIRE PREVENTION BUREAU  
     RECREATION  
     ARMY CORP. OF ENGINEERS  
  1   DUTCHESS COUNTY DEPT. OF PLANNING  
     DUTCHESS COUNTY DEPT. OF PUBLIC WORKS  
     NEW YORK STATE DEPT. OF TRANSPORTATION  
  1   DUTCHESS COUNTY DEPT. OF HEALTH  
  1   DUTCHESS COUNTY SOIL & WATER  
     NYS DEPT OF D.E.C  
     TOWN OF FISHKILL  
     TOWN OF EAST FISHKILL  
     TOWN OF LAGRANGE  
     VILLAGE OF WAPPINGER PLANNING BOARD  
     BUILDING INSPECTOR  
  1   ZONING ADMINISTRATOR-BARBARA ROBERTI  
     TOWN CLERK  
     CAMO POLUTION  
     STORM WATER MANAGEMENT (WALTER ARTUS)  
     CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*



TOWN OF WAPPINGER PLANNING BOARD

Application No. 24-3489  
Date Received: 1-4-24  
Fee Received: \$1,843.00  
Escrow Received: \$7,500.00

**APPLICATION FOR SITE PLAN APPROVAL**

TITLE OF PROJECT: Site Plan for Village Crest Apartment, 2 Laundry/Gym Buildings  
Location of Property: 510 Maloney Road, Town of Wappinger

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

HP Coolidge Wappinger, LLC

4 W Red Oak Lane, Suite 200 White Plains NY 10604

|                   |                     |                                |     |
|-------------------|---------------------|--------------------------------|-----|
| Street            | Town                | State                          | Zip |
| <u>Mark Smith</u> | <u>845-380-7184</u> | <u>msmith@HPRealEstate.com</u> |     |
| Contact Person    | Phone Number        | Email                          |     |

NAME & ADDRESS OF OWNER (Corporation or Individual):

HP Coolidge Wappinger, LLC

4 W Red Oak Lane, Suite 200 White Plains NY 10604

|                   |                     |                                |     |
|-------------------|---------------------|--------------------------------|-----|
| Street            | Town                | State                          | Zip |
| <u>Mark Smith</u> | <u>845-380-7184</u> | <u>msmith@HPRealEstate.com</u> |     |
| Contact Person    | Phone Number        | Email                          |     |

Grid No. 135689-6259-02-638588 & 705840

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: 19 Apartment buildings consisting of 246 units

Proposed Use: Add two (2) new laundry / gym buildings for the tenants of the apartment buildings

Existing Sq. Footage: \_\_\_\_\_ Use: \_\_\_\_\_

Proposed Sq. footage: 3,732 Use: One (1) 1,800 sq. ft. building and one (1) 1,932 sq. ft. building for laundry/gym use for tenants of the existing apartment buildings.

Location of Property: 510 Maloney Road

Zoning District: RMF-5

Parcel 635855 = 11.2 Ac.  
Acreage: Parcel 705840 = 11.4 Ac.

Anticipated No. of Employees: \_\_\_\_\_

Existing No. of Parking Spaces: \_\_\_\_\_

Proposed No. of Parking Spaces: 8

HP Coolidge Wappinger, LLC

Type Name (Corporation, LLC, Individual, etc.)

\*

12-19-23

Date

845-380-7184

Owner's Telephone No.

\*

Owner or representative's signature

Type Name and Title \*\*\*

4 W Red Oak Lane, Suite 200, White Plains NY 10604

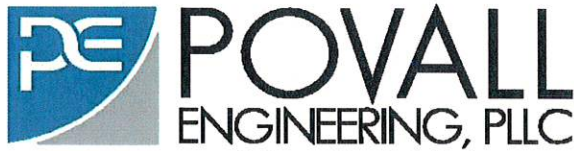
Owner's Address

\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check ☐.

• Application Fees are non-refundable.



p: (845) 897-8205  
f: (845) 897-0042  
www.PovallEngineering.com

3 Nancy Court, Suite 4  
Wappingers Falls, NY 12590



**William H. Povall III, P.E.**  
Professional Engineer: NY, CT, PA, VT

December 20, 2023

Town of Wappinger Planning Board  
Wappinger Town Hall  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: Site Plan for Village Crest Apartments, Laundry/Gym Buildings  
Town of Wappinger, Dutchess County  
Tax Grid No. 135689-6259-02-635855 (11.2 Ac.)  
135689-6259-02-705840 (11.4 Ac.)

Dear Chairman Flower and Board Members:

On behalf of the owner/applicant, HP Coolidge Wappinger, LLC, we are submitting a Site Plan application for the above referenced properties. The owner is proposing to construct two (2) new laundry/gym buildings on their parcels located at 510 Maloney Road. The parcels consist of the Village Crest Apartment buildings. The proposed buildings will replace existing basement on-site laundry facilities. The new laundry and gym will be for tenants of the apartment buildings.

Attached in support of this application are the following:

- Eighteen (18) copies of the Application for Site Plan Approval
- Eighteen (18) copies of the Site Plan for Village Crest Apartments, Laundry / Gym Buildings dated 12-20-23.
- Eighteen (18) copies of the Owner's Consent Form
- Eighteen (18) copies of documentation of authority to sign
- Eighteen (18) copies of the Short Environmental Assessment Form
- Eighteen (18) copies of the Project Narrative
- Eighteen (18) copies of the Deed for the parcels
- A check in the amount of \$1,843.00 for the Site Plan Application Fee  
\$750.00 + \$933.00 [\$250/1,000 sq ft of gross floor area {3,732 sq. ft. gfa}  
+ \$ 160.00 [8 parking spaces x \$20 per parking space])
- A check in the amount of \$7,500.00 for the escrow

We respectfully request to be placed on the next available Planning Board agenda for discussion.

If there are any questions and/or comments, please do not hesitate to contact this office. Thank You.

Very truly yours,

A handwritten signature in black ink, appearing to read 'W. H. Povall III'.

William H. Povall III, P.E.

cc: Mark Smith



## Town of Wappinger

20 Middlebush Road  
Wappingers Falls, NY 12590

### Planning Department

Office: 845.297.1373 ~ Fax: 845.297-0579  
www.brobertl@townofwappinger.us

### Owner Consent Form

*To be filed when the applicant is not the building or property owner*

Project # 24-3489 Date: 1-18-24  
Grid # 6259-02-638588 & 705840 Zoning District: RMF-5

Location of project: 510 Maloney, Town of Wappinger

Name of Applicant: HP Coolidge Wappinger, LLC  
Print name ( Corporation, LLC, Individual, etc.)

Description of project: The applicant is proposing 2 laundry/gym building on two tax parcels that are the Village Crest Apartments

\* I Mark Smith, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

HP Coolidge Wappinger, LLC  
Print name ( Corporation, LLC, Individual, etc.)

\* 12-18-23 Date \* Mark Smith Owner or representative's signature

845-380-7184  
Owner's Telephone No.

Mark Smith Regional Director of Operations  
Print Name and Title \*\*\*

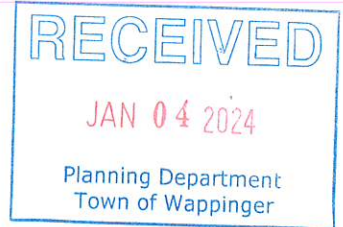
4 W. Red Oak Lane, Suite 200, White Plains, NY 10604  
Owner's Address

\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

# HP COOLIDGE WAPPINGER, LLC

c/o Houlihan-Parnes Realtors  
4 West Red Oak Lane, suite 200  
White Plains, NY 10604



December 19, 2023

RE: Village Crest Apartments Project  
510 Maloney Road  
Poughkeepsie, NY 12603

To whom it may concern,

I, James K. Coleman (Owner/HP Coolidge Wappinger, LLC), authorizes Mark Smith (Regional Director of Operations) to sign documents where "owner/manager" consent is required on behalf of the LLC throughout the duration of the proposed project at Village Crest Apartments.

Regards.  
HP Coolidge Wappinger, LLC

A handwritten signature in black ink, appearing to read "James K. Coleman". The signature is stylized with a large, looping initial "J".

James K. Coleman/Member